

RanCher Arena

Offering Memorandum

360 N Hwy 27
Mount Ida, AR 71957

Turn-Key Ranch and Event Venue

- 3 Barns
- 100' x 200' Truss Arena
- 11 Pastures
- 2 Ponds
- 3 Creeks
- 18 RV Sites

Endless Agriculture and Recreational Potential

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Property Overview

Location:

360 N Hwy 27

Mount Ida AR 71957

This 186-acre ranch presents a rare chance to acquire a turnkey agricultural and recreational investment with significant income potential.

The property includes:

- Three barns, including:
 - A 24-stall horse barn with wash bay, tack & feed room, office/restroom
 - An 11-stall barn with ample storage
 - A dedicated hay barn and machine shop
- 18 fully developed RV sites – ready for seasonal or long-term rental income
- 8 fenced pastures, 3 hay-producing pastures, 2 dry lots – ideal for livestock or lease
- 3 creeks and 2 ponds provide excellent water access and recreational appeal

With extensive infrastructure already in place, this property is well-suited for equestrian operations, livestock production, hay sales, RV park income, or recreational leasing.

Priced at just \$1,499,900, this is an exceptional value with multiple revenue streams and room for further development. Strong income potential. Low entry cost. High upside.



County	Montgomery
Price	\$1,499,900
Size	186 Acres
Structures	3 Barns (2 Horse/Stall, 1 Hay), Truss Arena Snack Shack with Restrooms
Grounds	18 RV Sites 8 Pastures 2 Dry Lots 2 Ponds 3 Creeks

Location

- **Strategic Location – Mount Ida, Arkansas**
- Centrally located in western Arkansas, just off major travel routes
- Within easy reach of Hot Springs (35 mins), Little Rock (2 hrs), Texarkana (1.5 hrs), and Shreveport (3 hrs)
- Proximity to Lake Ouachita, Ouachita National Forest, and equine/recreational tourism
- Strong rural community with deep roots in agriculture, rodeo, and outdoor recreation

- **0 Minute Drive** to Ouachita River
- **10 Minute Drive** to Lake Ouachita
- **35 Minute Drive** to Hot Springs

Uses

- **Purpose-Built Equestrian & Livestock Infrastructure**
- 3 well-constructed barns, including:
 - 24-stall horse barn with wash bay, tack & feed room, and climate-controlled office/restroom
 - 11-stall barn with additional storage
 - Hay barn and separate machine shop/workshop
- 8 fenced pastures with water access — move-in ready for cattle or horses
- 3 hay pastures seasoned and currently in production
- 2 dry lots for rotational grazing or confinement
- Water from 3 creeks and 2 ponds — ideal for livestock and low-cost watering. Additionally equipped with 3 automatic Ritchie waterers



Uses

- **Multiple Income Streams & Value-Add Potential**
- 18 fully developed RV sites with utility hookups
- Ideal for horse campers, rodeo families, hunters, trail riders, or seasonal workers
- Opportunity to expand into an equestrian RV park, horse motel, or event venue
- Onsite machine shop offers potential for service income or storage leasing
- Pastures suitable for lease, custom grazing, or hay sales
- Potential for guiding, trail riding, or rural retreat business



Uses

- **Recreational and Lifestyle Appeal**
- Situated near Lake Ouachita, one of the cleanest lakes in the U.S. — boating, fishing, tourism
- Surrounded by Ouachita National Forest — draws hunters, hikers, and trail riders
- Existing RV sites and creeks support a hybrid ag-recreational use model
- Endless potential for private estate, guest ranch, or agri-tourism destination



Investment Highlights

- **Key Advantages for Investors**

- Priced at only \$1,200,000 — highly competitive per-acre and per-improvement cost
- Existing infrastructure would cost significantly more to replicate
- Diversified income potential = resilience to market fluctuations
- Low property taxes, low cost of living, and favorable Arkansas ag regulations

Gallery

RanCher Arena is a dream come true, and a rare find for any horseman, cattle producer, or rural investor.





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